

DEPARTMENT OF BUILDING AND DEVELOPMENT

COUNTY OF LOUDOUN

MEMORANDUM

RECEIVED

JUL 08 2010

**LOUDOUN COUNTY
DEPARTMENT OF PLANNING**

DATE: July 8, 2010

TO: Marchant Schneider, Project Manager

FROM: Todd Taylor, Environmental Review Team *TD*

THROUGH: William Marsh, Environmental Review Team Leader

CC: Dana Malone, Urban Forester
Theresa Stein, Zoning Planner
Joe Gorney, Community Planner, Department of Planning

**SUBJECT: ZMAP-2010-0001 and SPEX-2010-0003
HS-7 Dulles South and Elementary School
(2nd Submission)**

The Environmental Review Team (ERT) reviewed the subject application, including plan set dated March 8, 2010, revised through June 8, 2010. A site visit with the County Urban Forester was conducted on June 28, 2010, to look at potential reforestation areas. Our comments pertaining to the current application are as follows:

- 1) A "Tree Cover Evaluation – Southern Portion of Site", prepared by Bowman Consulting, dated December 15, 2009, was provided with this submission. The evaluation identified 24 individual trees with a diameter at breast height (DBH) of 30 inches or greater. As previously stated, the hardwood stand located in the southern portion of the property is the most desirable tree cover for preservation on the property. Staff recommends exploring all opportunities to preserve portions of the tree stand and large individual tree (with a minimum condition rating of 60) within the development layout, including perimeter buffers and pocket tree save areas. [Revised General Plan (RGP) Forests, Trees, and Vegetation Policy 1]
- 2) During the June 28, 2010, site visit, two reforestation opportunities were identified and discussed: 1) open floodplain immediately adjacent to the South Fork of Broad Run, including the emergent wetland, outside of the existing and proposed sanitary sewer easements; and 2) open areas within the 50-foot GI Buffer, adjacent to the intermittent stream in the western portion of the property, outside of the proposed sanitary sewer easement. Based on site conditions, deer browse potential, and minimizing cost, the County Urban Forester recommends the use of 3-gallon containerized materials within the floodplain and bare root seedlings with tubes outside of the floodplain. Staff recommends that the reforestation areas be identified

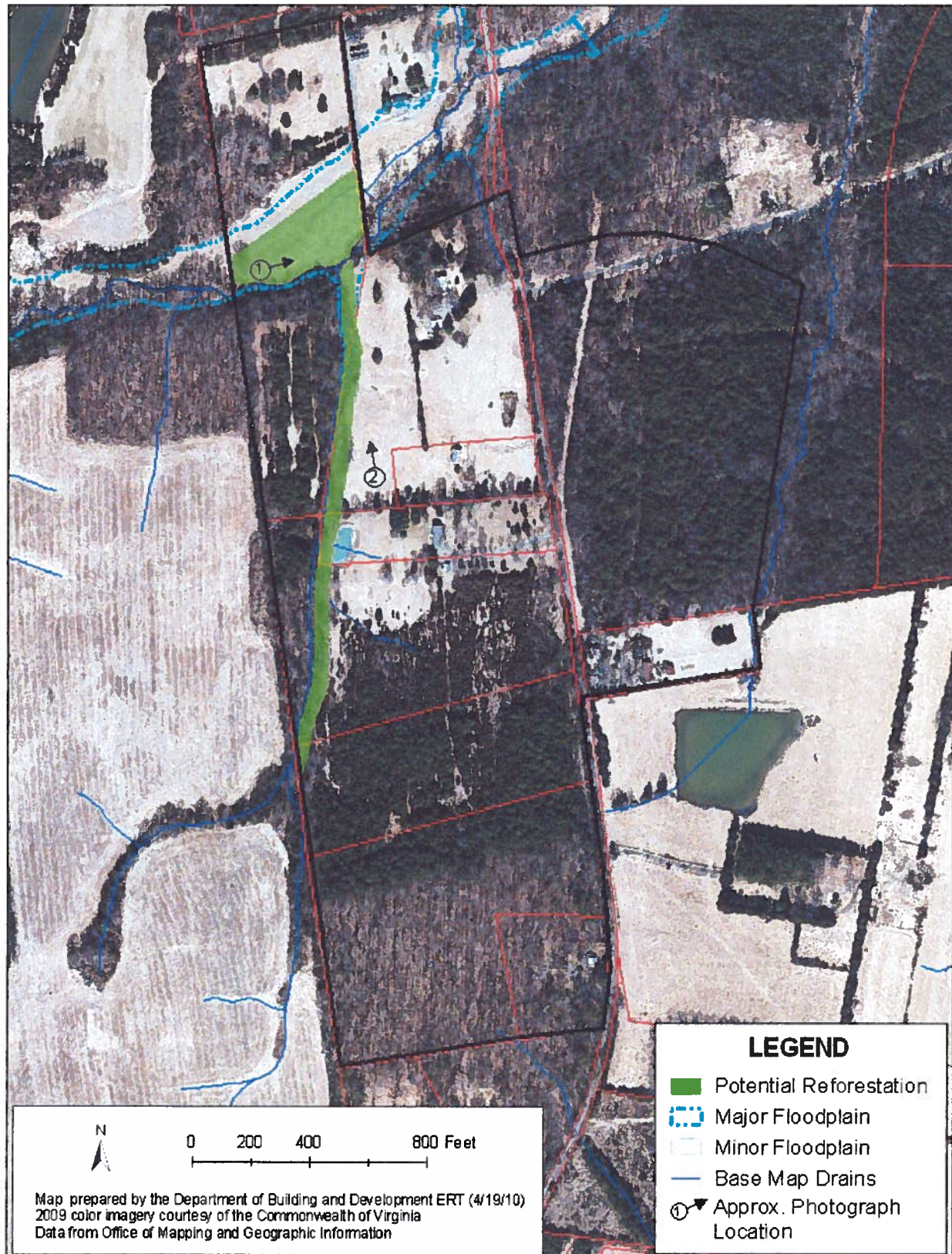
on sheets 3 (Special Exception/Rezoning Plat) and 6 (Water and Sewer Facilities Map). Attachment A and Photographs 1 and 2 identify the approximate location of the reforestation areas. Staff further recommends that a reforestation commitment be provided specifying the following: 1) the applicant shall work with the County Urban Forester on the development of the reforestation plan; 2) the reforestation plan shall be submitted to the County Urban Forester for review and approval prior to the approval of the first site plan; 3) plant material shall consist of 3-gallon containerized native trees within the floodplain and bare root seedlings with tubes outside of the floodplain; 4) the reforestation shall be implemented prior to issuance of the first certificate of occupancy; 5) the applicant shall ensure a minimum of 80 percent of the initial planting is determined to be established after two growing seasons; 6) an annual inspection shall be conducted by the applicant and the County Urban Forester to verify establishment; and 7) if the 80 percent establishment isn't achieved after the second growing season, a onetime planting to bring the project to full stocking shall be conducted by the applicant.

Consistent with RGP Forests, Trees, and Vegetation Text and Policy 1 on Page 5-32, reforestation efforts will help to recapture tree canopy that will be loss as a result of the project as well as increase riparian function and associated water quality benefits.

- 3) The applicant's responses state that the proposed plan incorporates an enhanced extended detention pond, west of the stadium. Staff appreciates this enhanced water quality measure. However, to provide a more comprehensive enhanced water quality approach, staff recommends that all extended detention ponds (dry ponds) be designed as enhanced extended detention ponds (dry ponds with shallow marsh plantings). [Revised 1993 LCZO Section 6-1310(H) and RGP Surface Water Policy 5]
- 4) The enhanced extended detention pond, west of the stadium, corresponds with a proposed sanitary sewer line, which is problematic from a maintenance perspective. Please revise the pond location or sanitary sewer alignment. [FSM Section 5.225.A.4]
- 5) Staff recommends relocating the 8-inch sanitary sewer line to align with the existing ford crossing the South Fork Broad Run and to connect to the existing sanitary sewer at the next manhole to the west. These adjustments would minimize tree cover loss adjacent to the stream as well as avoid wetland impacts. Attachment B depicts the recommended sanitary sewer alignment and connection (blue). [RGP Forests, Trees, and Vegetation Policy 1 and River and Stream Corridor Resources Policy 23]

Please contact me if you need any additional information or have questions.

ATTACHMENT A – POTENTIAL REFORESTATION AREAS





Photograph 1: Open floodplain area adjacent to the South Fork Broad Run



Photograph 2: Open buffer area adjacent to western intermittent stream

ATTACHMENT B – RECOMMENDED SANITARY SEWER CONNECTION



